

**MINUTES  
CITY OF ST. CHARLES, IL  
PLANNING AND DEVELOPMENT COMMITTEE  
MONDAY, NOVEMBER 9, 2020 7:00 P.M.**

**Members Present:** Stellato (via Zoom), Silkaitis, Payleitner, Lemke, Gruber, Vitek, Pietryla, Bessner, Lewis (via Zoom)

**Members Absent:** Bancroft

**Others Present:** Mayor Rogina, Mark Koenen; City Administrator, Rita Tungare; Director of Community & Economic Development, Russell Colby; Assistant Director of Community & Economic Development, Ellen Johnson; City Planner, Rachel Hitzemann; City Planner, Ciara Miller; Econ. Dev. Planner, Fire Chief Swanson

**1. CALL TO ORDER**

The meeting was convened by Chair Payleitner at 7:00 p.m.

**2. ROLL CALLED**

Roll was called:

Present: Stellato, Silkaitis, Payleitner, Lemke, Gruber, Vitek, Pietryla, Bessner, Lewis

Absent: Bancroft

**3. OMNIBUS VOTE**

\*4e. Recommendation to Approve and Execute an Acceptance Resolution for Public Utilities for Baker Field Subdivision (912 S. 5<sup>th</sup> St.)

**Ald. Pietryla made a motion to approve omnibus item \*4e on the Agenda. Seconded by Ald. Lemke.**

**Roll was called:**

**Ayes: Lewis, Stellato, Silkaitis, Lemke, Gruber, Vitek, Pietryla, Bessner**

**Absent: Bancroft**

**Recused:**

**Nays:**

**Motion passed 8-0**

**4. COMMUNITY & ECONOMIC DEVELOPMENT**

a. Presentation of a Concept Plan for 1401 Prairie St., Mr. A's Prairie Drive-Thru

Mr. Johnson presented the Executive Summary posted in the meeting packet.

Kate McCracken, representative for Andy Patel (applicant), explained the intended use of the property and the request for a drive-thru. She noted it is currently a non-conforming use.

Ald. Silkaitis stated he would not be in favor of the drive-thru because he can't see adding something to a non-conforming property.

Ald. Lemke noted he was not comfortable adding Prairie Street to the ordinance.

Ald. Gruber was fine with the drive-thru and would be open to having a discussion on changing the ordinance.

Ald. Vitek said she was okay with the drive-thru and changing the ordinance. She did not think it would have a negative impact on the area in terms of increased traffic or crime.

Ald. Pietryla was not against the concept of a drive-thru, but he expressed concern over the expansion of an existing non-conformity. He asked if the applicant would still be open to making improvements if the drive-thru was not approved. Ms. McCracken stated it would be a function of cost and benefits. She would not expect the same level of improvements to be done without the drive-thru.

Ald. Bessner said he was in favor of changing the ordinance. He suggested improving the direction of the spotlights on a nearby pole. Ms. McCracken noted a lighting plan would be part of the improvements if the drive-thru were approved.

Ald. Stellato said he would not be in favor of the drive-thru in the proposed area.

Ald. Lewis was opposed to the drive-thru and amending the ordinance.

Chair Payleitner noted 6 aldermen were against changing the ordinance, 2 are fine with changing it, and one that is neutral.

- b. Consideration of a request for City support to amend an Intergovernmental Agreement (IGA) with Kane County regarding Randall Road

Mr. Colby presented the Executive Summary posted in the meeting packet.

Jack Frigo, 1559 Wincanton Dr., Deerfield, real estate advisor for Semersky Enterprises, and representing owner 2202 W. Main Street, LLC, gave a presentation explaining the proposed right in/out access on Randall Road.

Andrew Goodman, GMX Real Estate Group, 3000 Dundee Road, Northbrook, representing Thorntons, provided information regarding their plans to open a location at the northwest corner of Randall Rd. and Main St.

Ald. Silkaitis preferred to get the County to agree before the City grants approval. Mr. Frigo noted the County requested the opposite.

Ald. Lemke was not opposed to revising the agreement. He said this is already being done at other sites that are much smaller. Ald. Gruber agreed.

Ald. Lewis asked if there was any liability or risk to the City and expressed concern as to why the County wanted the City's view first. Mr. Frigo thought the County views the City as the more significant beneficiary.

**Ald. Lemke made a motion to recommend City support to amend the Intergovernmental Agreement with Kane County regarding Randall Road, and direct staff to present a resolution for City Council action. Seconded by Ald. Pietryla.**

**Roll was called:**

**Ayes: Lewis, Stellato, Lemke, Gruber, Vitek, Pietryla, Bessner**

**Absent: Bancroft**

**Recused:**

**Nays: Silkaitis**

**Motion passed 7-1**

- c. Plan Commission recommendation to approve a Map Amendment, Special Use for Planned Unit Development, and PUD Preliminary Plan for Pride of Kane County, southeast corner of Kirk Rd. and E. Main St.

Mr. Colby presented the Executive Summary posted in the meeting packet.

Dan Soltis, CIMA Developers, stated they are ready to move forward and they agree with the language in the draft agreement.

**Ald. Vitek made a motion to recommend approval of the zoning applications. Seconded by Ald. Gruber.**

**Roll was called:**

**Ayes: Stellato, Gruber, Vitek, Bessner**

**Absent: Bancroft**

**Recused:**

**Nays: Lewis, Silkaitis, Lemke, Pietryla, Payleitner**

**Motion failed 4-5**

Staff will proceed with scheduling the City Council public hearing for the Annexation Agreement.

- d. Plan Commission recommendation to approve a PUD Amendment for Kirk Trace PUD (Cumberland Green Electronic Changeable Copy Sign)

Ms. Hitzemann presented the Executive Summary posted in the meeting packet.

**Ald. Stellato made a motion to approve a PUD Amendment for Kirk Trace PUD (Cumberland Green Electronic Changeable Copy Sign). Seconded by Ald. Bessner.**

**Roll was called:**

**Ayes: Lewis, Stellato, Silkaitis, Lemke, Gruber, Vitek, Pietryla, Bessner**

**Absent: Bancroft**

**Recused:**

**Nays:**

**Motion passed 8-0**

**5. ADDITIONAL BUSINESS – None.**

**6. EXECUTIVE SESSION – None.**

**7. ADDITIONAL ITEMS FROM MAYOR, COUNCIL, STAFF OR CITIZENS - None.**

**8. ADJOURNMENT - Ald. Bessner made a motion to adjourn at 7:57 p.m. Seconded by Ald. Pietryla. Approved unanimously by voice vote. Motion Carried.**